

S U M M A R Y

FILE NO.	2160	Thomas Guide Map No.	684
		Date Received:	12/10/03
		Date Distributed:	12/11/03
ENTITY	Midway Sewer District	Date Filed:	
ACTION	Petition for Annexation	Expiration 45 Days:	01/23/04
TITLE	DS 88-5 Annexation Area	Board Meeting:	01/15/04

Location	The annexation area is located in the City of Des Moines. The site is south of South 208 th Street and north of South 210 th Street. The western boundary is formed by First Avenue South. The eastern boundary is formed by Second Avenue and by Third Avenue. The annexation area is contiguous to the existing boundaries of the Midway Sewer District.
Land Area	Approximately 11.4 acres (44 parcels)
Land Use:	Forty-two lots are developed with homes. One lot supports a community center; one lot is a public easement
Population	Estimated at 105 people.
Assessed Valuation	Approximately \$5,805,000.00.
County Comprehensive Plan	Not applicable
County Zoning	Not applicable
City Comprehensive Plan	Residential, Medium-Density Single-Family
City Zoning	Residential SF6)
District Comprehensive Plan	Midway Sewer District Comprehensive Plan. (Adopted 2000))
District Franchise	The District currently provides sewer service to the area. A Franchise Agreement is not required or planned for this area.
Urban Growth Area (UGA)	The DS 88-5 Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan
SEPA Declaration:	An Environmental Checklist was prepared for the DS 88-5 Annexation Area. A Determination of Non-Significance was issued in November of 2003.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s)	Julia Patterson; Pete von Reichbauer
King County	Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)
Cities:	Des Moines
Fire Districts:	King County Fire Protection District No. 26
Water Districts:	Highline Water District
Sewer Districts:	Not Applicable
School District:	Highline School District No. 401

SUMMARY File No. 2160

The Midway Sewer District proposes to annex approximately 11.4 acres (44 parcels) of land located in the City of Des Moines and adjacent to the District's existing corporate boundary. The Midway Sewer District is the designated provider of sewer service to the area. The purpose of the annexation is to provide coordinated sewer services and to provide for future extension of services with new development.

The District initiated this annexation proposal based on the provisions of RCW 57.24.170 (Annexation of Territory). A Resolution for Annexation was approved in October of 2003. Annexation is being sought to facilitate the provision of sewer services; no logical alternative exists for providing current services or future extension of public sewers to the area. It is the policy of the District to require annexation of properties to which it provides services.

The proposed annexation is reportedly consistent with the State Growth Management Act (RCW 36.70) and with the King County Comprehensive Plan. The Annexation site is entirely within the urban area designated in the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policy LU-14 which calls for areas within the Urban Growth Boundaries to be provided a full range of urban services. Policies F-239, F-309, F-310 and F-311, pertaining to the provision of public sewer services within the Urban Growth Area, are all supported by this proposal. Provision of sanitary sewer service also facilitates environmental protection.

The DS 88-5 annexation will not have an impact upon the area's land use designations, zoning or population allocations associated with growth management planning requirements. The annexation area is fully developed; single-family homes predominate in this annexation area. The Midway Sewer District reports the capacity to serve this area.

The Midway Sewer District reports that this proposed annexation is also consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would help to preserve the community (Objective 1) by offering services that will protect and enhance residential uses. Annexation is also consistent with Objective 3, which calls for logical and viable service areas and with Objective 4 which calls for regular boundaries. More specifically, properties within and adjacent to the annexation area are now directly served (or planned for service) by the Midway District.

All costs associated with extending service to the property will be the responsibility of property owners within the annexation area. Specific costs will be determined at the time of connection, however, these costs are anticipated to be customary for residential services. Revenue gain will be limited to connection charges and monthly fees associated with connecting new customers to the existing sewer system.

The proposal will not affect Fire District services or Water District services.